



## Housing Element

### Study Session

- Review preliminary key findings City's Housing Needs



# Previous Meetings

- April 16 - introduced the need for the Housing Element
- June 4 - discussed current Housing Element

# Association of Bay Area Governments and RHNA



- ABAG calculates the Regional Housing Needs Allocation (RHNA) numbers for the San Francisco Bay Area.
- The Regional Housing Needs Allocation (RHNA) for the City is 2,599 Housing Units.
- The City must plan to accommodate the RHNA numbers.

# Projected Extremely Low Income (ELI) Needs



## **ABAG Regional Housing**

---

# Definitions



- Affordability
- Consolidated Plan
- Housing Problems
- Income Groups



# Definitions: Affordability

- Affordability is the relationship between housing costs and income. HUD defines affordability as household paying no more than 30 percent of its annual gross income for housing.

# Definitions: Consolidated Plan and Housing Problems



- Consolidated Plan
- Housing Problems
  - Physical Defects
  - Overcrowded conditions
  - Housing Cost Burden
  - Severe Housing Cost Burden



# Income Groups Defined

- Extremely low-income = less than 30% of median income
- Very low-income = less than 50% of median income
- Low (Lower) income = less than 80% of median income
- Moderate income = between 80-120% of median income
- Above Moderate Income = more than 120% of median income



# Population and Employment Trends



- Housing is needed for future Population and Household Increases.
- Significant number of jobs will be created including lower paying service jobs.



# Housing Affordability Preliminary Findings

- Mountain View Single-Family homes cost are high and only affordable to Above Moderate Income Levels.
- Renters comprise about 60% of Households.
- Rental subsidies are generally needed for extremely low and very low income households.
- Renters have high level of housing problems.
- Low vacancy rates and high demand for housing
- General trends for smaller households.



# Special Housing Needs Preliminary Findings

- Significant growth in Senior population
- Increase need for barrier-free housing
- Large Family Housing Need
- Housing for Persons with Disabilities



# Special Housing Needs

## Preliminary Findings Continued

- Housing for persons living with Mental Health Needs.
- Homeless Housing Needs
- Female Headed Households



- What does the EPC consider to be the most important housing trends, challenges and opportunities for Mountain View that should be address in the City's Housing Element Update?
- Are there other special need groups and types of housing we should consider in developing housing to match community needs?
- Are there any other items related to housing needs and strategies that we should evaluate or consider was we move forward with this process?

# Next Step



- EPC housing roundtable for September 3.